

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242214
Site Address:	2 Diddenham Cottages, Lambwood Hill, Grazeley, Wokingham, RG7 1JT
Expiry Date:	10 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the proposed first floor rear extension including balcony and changes to existing fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
26053	Erection of a detached garage	Approved 17/09/1986
26255	Two storey side/rear extension to provide lounge and lobby on ground floor with bathroom and bedroom with ensuite shower room above	Approved 22/08/1986
971222	Proposed Two Storey Side And Rear Extensions To Dwelling	Approved 08/08/1997

021591	Proposed two storey side and rear extensions to dwelling.	Approved 03/02/2003
031920	Application for certificate of lawfulness for an existing use. Storage of motor vehicles in addition to residential use.	Refused 09/08/2005
202346	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.1m, for which the maximum height would be 3.55m and the height of the eaves 2.35m.	Prior approval not required 07/10/2020

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
WBC Highways – No objection
WBC Green Infrastructure – No comments received
WBC Landscape and Trees – No objection
WBC Sports Development (Places and Neighbourhoods) – No comments received
WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed erection of a first floor rear extension to the dwelling to form a bedroom that will feature a Juliet balcony on the rear elevation. Plus, the insertion of a new first floor side window to serve the existing bathroom.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits

will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed first floor rear extension extends 4.1 metres from the rear of the dwelling, and it is set approximately 1.6 metres from the boundary with the neighbouring property. The eaves and ridge height of the rear extension would match those of the existing property, and this is aligned with guidance in the Borough Design Guide (BDG). The proportionate scale and unimposing design of the rear extension ensures that it would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, the extension is to the rear of the property and would only be partially visible from the public domain and this further demonstrates that it poses no harm to the character of the area.

Neighbouring Amenity:

The proposed first floor rear extension is set approximately 1.6 metres from the boundary with the neighbouring property. Due to this separation distance, it is not considered that the proposal would have a significant overbearing impact on the neighbouring property. There are no windows on the side of the extension, but a Juliet balcony is proposed to the rear elevation. However, it is considered that this would offer a similar outlook as a rear facing window, and therefore it is not deemed that this would raise concerns relating to overlooking. There is however a new window proposed to the side elevation to serve the existing bathroom. To avoid overlooking concerns, a condition is recommended to ensure that this window is obscure glazed and non-opening below a height of 1.7m. A further condition is also recommended to remove permitted development rights for any new windows, or other openings, within the flank north-eastern elevation of the proposed development, unless over 1.7m at sill level, to avoid any unacceptable overlooking to the private rear garden of the adjoining property, 1 Mortimer Road.

It is indicated on the submitted proposed first floor plan that the proposal would comply with the 45-degree horizontal test as advocated within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". The nearest window on the neighbouring property at ground floor level serves a utility room, and this is not considered to be a habitable room. A 45-degree line is indicated on the proposed ground floor plan from the nearest neighbouring habitable room, and this line shows that the extension would comply with the 45-degree horizontal test at ground floor level also. It is therefore not considered that the proposal would cause an unacceptable loss of light to the neighbouring property. Overall, there are no concerns on neighbouring amenity grounds.

Residential Amenity Space:

The proposal would not harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9, CT6

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	9 December 2024
Earliest date for decision:	5 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	10/12/24